

2024125

September 2, 2025

Javier Gomez  
Tilden Development LLC  
313 Mill Street  
Poughkeepsie, NY 12601

RE: Tilden Development – 538 US Route 20, Town of New Lebanon  
Traffic Study Letter Report

Dear Mr. Gomez:

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Below is a summary of the traffic conditions as they have currently been evaluated for the Tilden Development site at 538 US Route 20 in the Town of New Lebanon, Columbia County, NY. This report describes the initial findings of the existing site traffic at the project site and the proposed impacts the new development could potentially have on the existing traffic patterns:

## **INTRODUCTION:**

Location: 538 US Route 20, Town of New Lebanon, NY  
Intersection of Tilden Road and US Route 20

The proposed Tilden Commons Project involves the construction of 41 housing units and a 10,000 square-foot commercial space designated for a grocery store. The development is located at 538 US Route 20 at the intersection with Tilden Road in the Town of New Lebanon, Columbia County, New York. This traffic assessment evaluates the trip generation and sight distances associated with the project based on ITE Trip Generation Manual (10th Edition) and available NYSDOT traffic data.

## **Existing Conditions**

US Route 20 is a state highway that serves as a principal arterial road in the Town of New Lebanon. The road runs east-west and is characterized by a mix of residential and commercial land uses. NYSDOT reports an Annual Average Daily Traffic (AADT) volume of approximately 7,300 vehicles along this corridor based on an average of 2021 and 2022 data for US Route 20 at this location.

Tilden Road is a small local road that serves a few parcels, three residential and some commercial properties. The commercial property is a currently vacant repair shop and there is also a small construction company staging property near the residential property at the end of the road. Based on observations at the site the current traffic on Tilden Road is likely 20-30 trips per day.

The Tilden Road site currently already has two curb cuts on the NYSDOT regulated US Route 20. These are designated as ingress only on the eastern side and exit only on the western side.

At the intersection of Tilden Road and US Route 20 the intersection is a one-way stopped controlled (minor road stop). Tilden Road is a two-way, non-through road and US Route 20 is a two-way with center median turning lane. The grade of the site is flat. Heavy traffic existing is minor.

**Existing Intersection Conditions:**

The existing peak hour traffic on US Route 20 is estimated to be as follows based on 10% of the 2022 AADT data:

- US Route 20 EB:** 365 vph
- US Route 20 WB:** 395 vph
- Tilden Road NB (entire leg):** 3 vph (very low volume)

Based on the Highway Capacity Manual design guidelines, this intersection would be classified as a Level of Service (LOS) A for all points of the intersection:

<b>ROUTE</b>	<b>LOS</b>	<b>Description</b>
US Route 20 EB	A	Free-flow major street
US Route 20 WB	A	Free-flow major street
Tilden Rd NB (Stop)	A	Very low volume, minimal conflict delay

**Traffic Assessment**

Based on the proposed building for the site, trip generation estimates were developed based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition. The following land use categories and unit counts are used:

- 21 One-Bedroom Apartments
- 20 Two-Bedroom Apartments
- 10,000 SF Grocery Store

Estimated weekday AM and PM peak hour trip generation is shown below.

<b>Land Use</b>	<b>Size</b>	<b>LUC</b>	<b>WEEKDAY</b>				<b>WEEKEND</b>	
			<b>AM In</b>	<b>AM Out</b>	<b>PM In</b>	<b>PM Out</b>	<b>IN</b>	<b>OUT</b>
1-Bedroom Apartment	21 Units	221	5	11	16	10	11	7
2-Bedroom Apartment	20 Units	221	5	11	15	10	10	6
Grocery Store	10,000 SF	850	25	16	42	43	58	61
<b>TOTALS</b>			35	38	73	62	79	74

**Sight Distance Assessment**

Sight distance measurements are required to determine adequate visibility for safe ingress and egress at the site access points. Specific sight distances (intersection and stopping) are to be verified in the field and compared to AASHTO guidelines for the applicable design speed on US Route 20. The existing sight distance in both directions at the Tilden intersection are 500'+. The AAHTO Sight stopping distance minimum

recommendations for a design speed of 45 MPH on a level grade are 360' so this intersection more than meets those requirements.

## Conclusions and Recommendations

The project is estimated to generate approximately 73 new vehicle trips during the Weekday AM peak hour and 135 new vehicle trips during the Weekday PM peak hour and a total of 153 Weekend Peak trips. Taking the existing intersection data into consideration, we would assume the new intersection data following the construction of this development on Tilden Road would be as follows under the worst-case scenario, PM peak hour traffic:

- US Route 20 EB:** 365 vph
- US Route 20 WB:** 395 vph
- Tilden Road NB (Stop Controlled):** 156 vph

The US route 20 conflicting flow volume is 760 vehicles per hour (vph) and the movement capacity is 210 vph. With the increase in volume as a result of the project, the volume to capacity ratio is 0.73, still under capacity.

Under these conditions using the Highway Capacity Manual, we would still classify the intersection in the US Route 20 directions as LOS A, ideal traffic conditions. We would anticipate that the Tilden road portion of the intersection would be classified as LOS C, which would result in a delay of 22 seconds/ vehicle for traffic exiting Tilden Road to US Route with a maximum anticipated traffic queue on Tilden Road of 2-3 vehicles. These conditions are still within the allowable conditions and the potential maximum traffic queue would not obstruct any other properties further north on Tilden Road. Under these anticipated conditions the existing stop-controlled minor leg intersection is still acceptable and no improvements should be necessary.

Because of the close proximity of the existing egress exit from the Tilden site on the US Route 20 and Tilden Road, it is our recommendation that this exit be abandoned and all traffic from the site should exit at the stop intersection on Tilden Road. This will eliminate some potential conflicts for exiting the site. The existing ingress on US Route 20 can remain to minimize ingress through Tilden road.

Existing traffic conditions on US Route 20 can support the expected increase without significant degradation to traffic operations. Sight distance are more than sufficient to meet the design recommendations. Placement of signage and landscaping should maintain clear visibility consistent with NYSDOT and AASHTO standards should be provided to designate the US Route 20 entrance to the sign in ingress only, one-way and DO NOT ENTER signs within the site itself.

Assuming these conditions are met, it is our opinion that this development will have no impact on the existing traffic conditions on US Route 20 and only a minor impact on the intersection traffic of Tilden Road to US Route 20. If you have any additional questions and concerns, please feel free to contact me.

Sincerely,



Brendon Becker, P.E.

Cc: Town Codes Office

Attachments: A – Site Map





